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Award

Package Deal at Chesterfield Road, North Wingfield

Guinness Developments Ltd.

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-009081

Procurement identifier (OCID): ocds-h6vhtk-04ec5f ([view related notices](#))

Published 12 March 2025, 4:50pm

Scope

Description

Guinness Developments Limited ("GDL") intends to enter into a build contract with GEDA Construction Company Limited ("GEDA"). This scheme is a traditional land and build "package deal" brought to GDL by GEDA, which will result in the construction of 64 affordable rented homes on land off Chesterfield Road, North Wingfield, Derbyshire. GEDA have arranged to purchase the site from the local authority (Derbyshire County Council) and have completed initial design work up to RIBA stage 3. The package deal will be comprised of GDL entering into a JCT Design & Build contract for the construction of the new homes on the land with GEDA (which is the subject of this notice), and a simultaneous purchase of the land from GEDA by The Guinness Partnership Ltd., GDL's parent company (an exempt transaction under Procurement Act 2023).

Please note that as above, the contracting authority for the build contract under PA2023 will be Guinness Developments Ltd. GDL is a subsidiary of The Guinness Partnership Ltd. (TGPL) but is a contracting authority in its own right. Ownership of the properties will be transferred to TGPL upon practical completion. The transaction for the purchase of land will be directly between Geda and TGPL.

Contract 1. Package Deal at Chesterfield Road, North Wingfield

Supplier

- [GEDA CONSTRUCTION COMPANY LIMITED](#)

Contract value

- £13,205,217 excluding VAT
- £15,846,260 including VAT

Above the relevant threshold

Award decision date

12 February 2025

Standstill period

- End: 24 March 2025
- 8 working days

Earliest date the contract will be signed

31 March 2025

Contract dates (estimated)

- 31 May 2025 to 31 May 2028
- Possible extension to 31 December 2035
- 10 years, 7 months, 1 day

Description of possible extension:

This is a works contract. It is driven by the completion of the works on site rather than a calendar date - therefore can be extended at the Employer's discretion until such time as the works are complete.

Note - there is no VAT payable on this contract; the above 'inc. VAT' figure is forced to be entered by FTS or it will not let the notice be submitted. Please disregard, the value is £13.2m.

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work

Contract locations

- UKF1 - Derbyshire and Nottinghamshire

Procedure

Procedure type

Direct award

Supplier

GEDA CONSTRUCTION COMPANY LIMITED

- Companies House: NI016265

36 Moor Road

Coalisland, Dungannon

BT71 4QB

United Kingdom

Email: contact@geda.co.uk

Region: UKN0B - Mid Ulster

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Package Deal at Chesterfield Road, North Wingfield

Contracting authority

Guinness Developments Ltd.

- Public Procurement Organisation Number: PBNQ-4523-TMYT

7th Floor, 350 Euston Road

London

NW1 3AX

United Kingdom

Email: procurement@guinness.org.uk

Region: UKI31 - Camden and City of London

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)